

## OFFICIAL APARTMENT HOUSE AND HOTEL.

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JANUARY 28, 1921.—Referred to the House Calendar and ordered to be printed.

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Mr. LANGLEY, from the Committee on Public Buildings and Grounds,  
submitted the following

### REPORT.

[To accompany H. J. Res. 445.]

The Committee on Public Buildings and Grounds, to which was referred the joint resolution (H. J. Res. 445) authorizing the Public Buildings Commission, created by the act of Congress approved March 1, 1919, to inquire into the feasibility of providing a site and erecting thereon a suitable official apartment house and hotel for the accommodation of the Vice President and Members of the Senate and House of Representatives and their families, and to submit a report thereon to Congress with recommendations at the earliest practicable date, having duly considered the same, hereby make report of it to the House, with the recommendation that the joint resolution do pass.

The purpose of this resolution is not to authorize an appropriation for the erection of the apartment house at this time, but is to authorize the Public Buildings Commission to make a thorough investigation into the situation and report its findings to Congress. Members of Congress for the past three or four years have had much trouble in finding suitable quarters for themselves and their families, and this situation promises to continue for years to come. The erection of such an apartment house and hotel as is contemplated by this joint resolution would entirely relieve this unsatisfactory situation. The resolution provides for the erection of a suitable apartment house and hotel where Members of Congress, whether married or single, can find apartments suitable to their needs which would range from bachelor quarters to full housekeeping accommodations, such as are found in some of the large modern apartment houses.

Investigation and estimates have been made and it is found that the population of the District of Columbia represented by Members of Congress and their families total nearly 1,500 people, a small town in itself, and it has been estimated that fully 60 per cent of the

Members of the Senate and House of Representatives would be very glad to avail themselves of the possibility of getting accommodations at prevailing rentals, so that it is estimated that an apartment house for the exclusive use of the Members of Congress would be immediately occupied. Such a building, providing apartments ranging from 3 to 10 rooms, could be rented to those desiring to avail themselves of the privilege at a cost sufficient to pay the upkeep and operating expenses, plus a percentage for a sinking fund, which would soon return to the Public Treasury the entire cost of the property. The apartment house would be a public building, and as such would be free from taxes, which item has to be figured into the rentals of a privately owned apartment house, but unlike other public buildings, it would be run on a basis of self-maintenance and would earn a sufficient amount over operation cost to pay for repairs and depreciation.

The primary reason for the construction of such a building would be to supply accommodations to Members of Congress and their families at cost, or as nearly cost as may prove consistent with successful operation and proper upkeep of the property, and the sinking fund provided in the resolution would return to the Government every dollar expended for its construction. In addition, it would add to the housing room in Washington and thereby lessen the strain upon existing facilities.

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